



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the September 18, 2023, APC Workshop Meeting
Presented for approval: October 2, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, September 18, 2023, at Westfield City Services Center.

Active links for this meeting:

[September 18, 2023, APC Agenda & Exhibits](#)

[September 18, 2023, YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:02](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Matt Deck, Mike Johns, and Ginny Kelleher.

City Staff Present In-Person: Lauren Gillingham, Senior Planner, and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present In-Person: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Maue motioned to approve the September 5, 2023 Minutes.
Spoljaric seconded. Motion passed. Vote 6-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 2:35](#)

2305-DDP-10

Wawa - Spring Mill Centre

327 W State Road 32

Capital Growth Buchalter, Inc. request a Detailed Development Plan approval for a 5,915 square foot convenience store and gas station located on 2.22 acres +/- in the Spring Mill Centre PUD zoning district.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

2308-DDP-20

Bank of America

14933 Thatcher Lane

CBRE Group on behalf of NELCO Architecture, Inc. requests Detailed Development Plan approval for a 4,300 +/- square foot bank and related site improvements located on 0.95 acres +/- in the SB-PD: Special Business / Planned Development District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 6-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

WORKSHOP ITEMS

[*YouTube Time: 3:32*](#)

2310-PUD-11

TowneRun PUD

Northwest corner of Towne Road and West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / APC questions & comments / Staff responses / Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 1:20:24*](#)

- Plan Commission Comments
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Maue seconded. Motion passed. Vote 6-0.
The meeting adjourned at 8:27 p.m.

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Signature Page for APC Minutes for September 18, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary